



Havant
BOROUGH COUNCIL

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For: Mr Buck
Hayling Golf Club Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/17/00275

Site Address: Hayling Island Golf Club, Links Lane, Hayling Island, PO11 0BX

Proposal: Construction of a facilities building on the course to provide separate male and female toilets along with a refreshment/shelter area.

Further to your application received on 15 March 2017, which was valid from 27 March 2017, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Letter from Hayling Golf Club dated 13th March 2017
Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) dated 9th November 2016
Rural Land Register Map Drawing Number RLR/DRRO009
Site Location Plan Drawing Number HGC/LP/1 Rev A
Site Layout Drawing Number HGC/SL/1 Rev A
Plans, Elevation & Section Drawing Number HGC/PES/1 Rev A
Level Survey (Detail) Drawing Number RS/HIGC/181016
Level Survey Drawing Number RS/HIGC/181016
Construction Access Route Figure 11

Our Ref: APP/17/00275

Reason: - To ensure provision of a satisfactory development.

- 3 The building hereby permitted shall not be brought into use until plans and particulars specifying the design, layout, depth and capacity of all foul drainage works proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to, approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To safeguard the ecological status of the SSSI and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts to the designated site. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. Further details are included below.

Reason: To ensure that the developments impact on the SSSI are minimised having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

Further advice on mitigation

The Construction Environment Management Plan (CEMP) should include:

- details of how the building work will be carried out in a sensitive manner, using appropriate substrates.
- the location of storage areas for materials and machinery during construction.
- details of the type of aggregate to be used during the re-surfacing of the track. Natural England recommends the use of Type 1 aggregate.
- the measures required, when the track is being re-surfaced, to ensure all vehicle movements and storage is restricted to the confines of the existing track and will not disperse outside of the road footprint
- measures to ensure no vehicles can access the dune heath during the construction work.
- details of the trenching methodology for the installation of the electricity and water pipes. Natural England recommends rolling the turf back, installing the cables, then replacing the turf.
- the precautionary measures when piping concrete. For example, the chosen route should minimise the impact on the interest features of the site and a protective layer should be placed under the pipe.
- details of walkways to be constructed leading to the facilities block. Routes should be followed with the highest predicted foot-traffic levels to minimise erosion. Consideration should be given to the chemical makeup of the paths to ensure that there will be no impact to the acid soils. Potential options include local shingle, grasscrete or honeycomb rubber matting.
- safeguarding measures to ensure the correct connection of the septic tank.

- 5 Prior to the commencement of the development, a detailed methodology shall be submitted setting out the materials to be used in the construction of replacement habitat over the facilities building. Materials should be appropriate to the existing substrates and sourced locally from appropriate sources.

Reason: To ensure appropriate mitigation works in the interests of the ecology of the SSSI having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 6 Prior to the commencement of the development hereby approved an ecological mitigation, compensation and enhancement plan shall be submitted for approval to the Local Planning Authority. The plan shall include details of all measures (methods, timings) to protect ecological features and measures to compensate and enhance the site post-development. Development shall then proceed in strict accordance with the approved plan.
Reason: To protect biodiversity having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006) and the National Planning Policy Framework.
- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building including the terrace area have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The development hereby permitted shall provide waste storage facilities/bins within the building only.
Reason: To ensure that litter and other waste is suitably managed in the interests of the visual amenities of the area and the nature conservation interests of the SSSI having due regard to policies CS11, CS16, DM8 and DM10 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

09 June 2017